

CLEARFIELD CITY COMMUNITY DEVELOPMENT AND RENEWAL AGENCY  
MEETING MINUTES  
6:00 P.M. SPECIAL SESSION

April 29, 2014

*(This meeting was held following a City Council special session.)*

PRESIDING:	Bruce Young	Chair
PRESENT:	Keri Benson	Director
	Ron Jones	Director
	Mark Shepherd	Director
EXCUSED:	Kent Bush	Director
	Mike LeBaron	Director
STAFF PRESENT:	Adam Lenhard	City Manager
	JJ Allen	Assistant City Manager
	Brian Brower	City Attorney
	Greg Krusi	Police Chief
	Eric Howes	Community Services Director
	Scott Hodge	Public Works Director
	Scott Hess	Development Services Manager
	Rich Knapp	Administrative Services Director
	Scott Hess	Development Services Manager
	Jessica Hardy	Budget Analyst
	Nancy Dean	City Recorder
	Kim Read	Deputy City Recorder

VISITORS: Kathryn Murray, Ernie Higham, Don McKinnon

Chair Young called the meeting to order at 6:05 p.m.

APPROVAL OF AN AGREEMENT WITH DAVIS BEHAVIORAL HEALTH TO  
FACILITATE THE DEMOLITION OF STRUCTURES LOCATED AT 836, 860 AND 904  
SOUTH STATE STREET

JJ Allen, Assistant City Manager, stated the buildings located at 836, 860, and 904 South State Street were former homes that had been used for commercial purposes for some years, but which had been vacant for more than two years. Both the owner Davis Behavioral Health (DBH) and the CDRA believe there to be a higher and better use for the properties and that demolition of the structures would enhance the potential for redevelopment of them. This Agreement would provide for the CDRA's financial participation up to a maximum of \$50,000 to accomplish the demolition. He added when the properties were sold, the excess proceeds over \$900,000 would be split 50/50 to reimburse the CDRA (up to the maximum of \$50,000) for the demolition. The Agreement also included a provision requiring DBH to consolidate the lots into one parcel after

demolition which would ensure potential developers considered the property as a whole and not separate parcels.

Chair Young asked how the \$900,000 figure was derived that anything above that would be used to reimburse the CDRA's contribution. Mr. Allen believed that was the estimated value of the properties. Director Shepherd stated the current estimated value of the property in its current state was approximately \$900,000. He indicated two separate Commercial Realtors believed the value of the properties would increase and would be more marketable without the structures.

**Director Benson moved to approve the agreement with Davis Behavioral Health to facilitate the demolition of structures at 836, 860, and 904 South State Street, and authorize the Chair's signature to any necessary documents, seconded by Director Jones. The motion carried upon the following vote: Voting AYE – Directors Benson, Jones and Shepherd. Voting NO – None.** Directors Bush and LeBaron were not present for the vote.

**Director Shepherd moved to adjourn the special session and reconvene in a CDRA work session at 6:09 p.m., seconded by Director Jones. The motion carried upon the following vote: Voting AYE – Directors Benson, Jones and Young. Voting NO – None.** Directors Bush and LeBaron were not present for the vote.

**APPROVED AND ADOPTED  
This 13<sup>th</sup> day of May, 2014**

**/s/Bruce Young, Chair**

**ATTEST:**

**/s/Nancy R. Dean, Secretary**

I hereby certify that the foregoing represents a true, accurate, and complete record of the Clearfield Community Development and Renewal Agency meeting held Tuesday, April 29, 2014.

**/s/Nancy R. Dean, City Recorder**